

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction GLENDORA

Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3						0	2				
(10) Total by Income Table A/A3			0	0	0	2					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	2	0	0	0	0	2	1

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	192	0	0	0	0	0	0	0	0	0	0	192
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	119	0	0	0	0	0	0	0	0	0	0	119
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		127	0	0	0	0	0	0	0	0	0	0	127
Above Moderate		307	0	0	0	0	55	2	0	0	-	57	250
Total RHNA by COG. Enter allocation number:		745	0	0	0	0	55	2	0	0	0	57	688
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1 - Code Enforcement	Enforce City ordinances related to property maintenance, building conditions, and other issues.	Ongoing	The City continues its code enforcement activities with a focus on property maintenance and nuisance issues.
2 - Preservation of Assisted Housing Developments	Monitor status of Glendora Gardens affordable housing project and any future affordable projects.	Ongoing	Glendora Gardens is identified as a project at risk of conversion to market-rate housing. However, the owners of Glendora Gardens have stated that they have no plans to convert the project to market rate.
3 - Housing Choice Vouchers	Advertise and support the Housing Choice Voucher program administered by the Los Angeles County Housing Authority.	Ongoing	The City continues to assist in the promotion of the program. As of 2013, 42 households in Glendora were receiving assistance from the program.
4 - Energy Conservation	Implement citywide green building program and provide incentives to encourage green building.	Ongoing	The City adopted the CalGreen building code in 2011. The City offers a density bonus for buildings meeting LEED Silver certification in the Grand-Foothill residential overlay zone and continues to explore other ways to incentivize green building.
5 - Affordable Housing Development	Offer incentives and assist in pursuing funding for development of affordable	Ongoing	The City currently offers density bonuses for mixed-use projects, lot consolidation, and green building in certain zones, as well as affordable

	housing.		housing density bonuses through the state density bonus law. The City will work with non-profit agencies and other qualified developers to pursue funding opportunities as appropriate.
6 - Residential Sites Inventory	Monitor and update the residential sites inventory as needed to demonstrate RHNA compliance and provide the inventory to interested developers.	Ongoing	The sites inventory is maintained and updated as sites are developed and is provided to developers on request. Staff frequently meets with developers to help identify available sites for housing development.
7 - Development Incentives	Offer incentives to encourage residential and mixed-use development.	Ongoing	The City offers various incentives for residential and mixed-use development including the state density bonus law for affordable and senior housing; mixed-use and lot consolidation density bonuses in the Route 66 Corridor Specific Plan; and lot consolidation and green building density bonuses in the Grand-Foothill residential overlay zone.
8 - Zoning Ordinance	Monitor the Zoning Ordinance and its application to ensure that development standards do not unduly constrain residential development.	Ongoing	Staff continuously reviews the Zoning Ordinance and its application to individual projects to determine if any adjustments are warranted.
9 - Fair Housing	Promote and publicize fair housing programs; continue to work with a qualified fair housing service provider; implement recommendations of the Analysis of Impediments to Fair Housing Choice.	Ongoing	The City contracts with the Housing Rights Center to provide fair housing services and continues to promote and publicize the availability of the services.

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General Comments:

Table C reflects programs from the 2013-2021 Housing Element for the 5th planning cycle starting October 15, 2013. Other tables reflect the 4th RHNA cycle for 2008-2014.